

SUBJECT TO FINAL APPROVAL FROM PLANNING COMMISSION

**WILLMAR PLANNING COMMISSION
THE CITY OF WILLMAR,
WEDNESDAY, August 4, 2021**

MINUTES

1. The Willmar Planning Commission met on Wednesday, August 4, 2021, at 7:03 p.m. at conference room #1 of the City office

**** Members Present:** Johnathan Marchand, Jeff Kimpling, Cletus Frank, Stephanie Carlson, and Justice Walker.

**** Members Absent:** Khalif Ahmed Bashir, Steven Dresler, and Terry Sieck

**** Others Present:** Kayode Adiatu – City Planner, David Ramstad – Director of Planning & Development, Aaron Backman – EDC Director, Sarah Swedburg – EDC, Leslie Valiant – Willmar City Administrator, Alexa Turney – Bowman Construction, Shelby Lindrud – WTC Reporter, John Lapointe – Brightwork, and Steve Blom – Bonnema Runke Stern.

2. MINUTES: Minutes of July 7, 2021, meetings were approved as presented. Motioned by Commissioner Walker, second by Commissioner Kimpling.
3. Land Sale in Willmar Industrial Park Fourth Addition: Staff presented a request by RDC National Inc. to purchase land in the Industrial Park Fourth Addition. RDC National Inc. desires to build a \$25M facility for their logistics operation on the parcels legally described as:

Lots 1, 2, and 3 of Block Two, and Lots 1, 2, 3, 4, 5, 6, 7, and 8 of Block 3, Willmar Industrial Park Fourth Addition to the City of Willmar, County of Kandiyohi, State of Minnesota, according to the plat on file and of record in the office of the County Recorder of Kandiyohi County, Minnesota.

AND

Vacated 32nd Street SW between Trott Avenue SW and Willmar Avenue SW (which is to be vacated by the Seller/City and included within the Property, and a legal description of the same shall be approved by Buyer and the Title Company).

Planner Adiatu presented staff comments to the planning commission and introduced EDC Executive Director Backman, Chair Marchand then invited him to present the land sale.

Backman, Executive Director of the EDC, stated that the commission has worked closely with the Planning Department on the proposal for a major logistics project in Willmar's Industrial Park, which would be a 24/7/365 distribution center. He further stated that it is a sizeable project and that the land sale includes 6.3 acres of unplatted land to the west in the former airport site. Director Backman also pointed out that in addition to the land sale, the City of Willmar will receive some compensation for relocating the water main and the removal of streetlights.

Director Ramstad clarified that tonight the Planning Commission is only reviewing and approving the land sale in relation to whether it conflicts with Willmar's Comprehensive Plan, and stated that it did not.

The Planning Commission reviewed and discussed staff comments (see Attachment A)

Commissioner Frank asked what the estimated market value will be for tax purposes. Director Backman responded that it is tax-exempt for now since it is still owned by the City. Director Ramstad said that the sale price aligns with assessed values. Commissioner Frank further asked if there is a possibility the purchase price or terms may change from now until final approval. Director Ramstad responded that the figure is solid at this point. Director Backman concurred that he did not foresee changes in the purchase price.

Motion to approve by Commissioner Walker, second by Commissioner Kimpling.

The motion carried.

4. TIDAL AUTO SPA MINOR SUBDIVISION: Staff presented a request by John La Pointe of Tampa, FL, for a minor subdivision to construct a Car Wash on the property legally described as NW¼ of the SW¼ of Section 23.

Planner Adiatu presented staff comments to the planning commission and provided additional comments from the Police Chief, the Engineering department, and the Utility department for the Planning Commission to review.

He then introduced the attendees from Tidal Auto Spa and Chair Marchand invited them to present their project.

Ms. Turney from Bowman Construction stated that the approval of the minor subdivision is the next step in the development. Surveyor Steve pointed out the comment made on the 10 ft. utility that there is currently an existing water line that runs through the bowling alley that will be relocated to the western parcel.

The Planning Commission reviewed and discussed staff comments (see Attachment B)

Director Ramstad stated that Tidal Auto Spa representatives have been very responsive to the Engineering department on their feedback and that they have worked closely with the City to address every issue. Director Ramstad further stated that the proposed car wash business is a relatively high-end and sophisticated operation with a glass wall and nice curb appeal.

Commissioner Walker said that most issues were resolved during the plan review phase. He also pointed out that in the future the City should be mindful of putting a pedestrian crosswalk at this location, since there is also going to be an apartment complex built in that area.

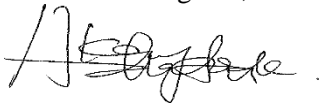
Commissioner Frank pointed out that comments made by the Engineering department are not included in the Planner's recommended conditions. Ms. Turney stated that all the conditions will be addressed. Director Ramstad suggested that the Planning Commission add the Engineering conditions to their conditional approval of the project if that is what they decide. Commissioner Frank agreed that there should be adherence to the City Engineering comments.

Motion to approve by Commissioner Frank, second by Commissioner Walker.

The motion carried.

5. Miscellany: Director Ramstad announced that he tendered his resignation last Friday and that his last day in the office will be August 27, 2021. He expressed his appreciation to the Planning Commission for their hard work and support on the many projects and initiatives, and that it has been a pleasure working with them. Chair Marchand thanked Director Ramstad for his great work and significant contributions to the City of Willmar.
6. There being no further business to come before the Commission, the meeting adjourned at 7:33 p.m.

Best Regards,

A handwritten signature in black ink, appearing to read 'Kayode Adiatu', with a stylized flourish at the end.

Kayode Adiatu
City Planner

STAFF COMMENTS

1. Land Sale in Willmar Industrial Park Fourth Addition

- The applicant/purchaser is RDC National Inc.
- Property is located in the City of Willmar, P O Box 755, adjacent to CR 5
- RDC National Inc. desires to build a \$25M facility for their logistics operations on the following parcels legally described as:

Lots 1, 2, and 3 of Block Two, and Lots 1, 2, 3, 4, 5, 6, 7, and 8 of Block 3, Willmar Industrial Park Fourth Addition to the City of Willmar, County of Kandiyohi, State of Minnesota, according to the plat on file and of record in the office of the County Recorder of Kandiyohi County, Minnesota.

AND

Vacated 32nd Street SW between Trott Avenue SW and Willmar Avenue SW (which is to be vacated by the Seller/City and included within the Property, and a legal description of the same shall be approved by Buyer and the Title Company).

- RDC National Inc. has agreed to a purchase of \$699,750.00 - Subject to City Council approval

STAFF COMMENTS

2. TIDAL AUTO SPA MINOR SUBDIVISION – FILE N0 21-03

- The applicant is John Lapointe of Tampa, FL
- The applicant is requesting a subdivision that would allow for the construction of Tidal Wave Auto Spa facility on the property legally described as: NW ¼ of the SW ¼ located in Section 23.
- The subdivision meets the qualifications of a Minor Subdivision.
- Lot 1 can be accessed via 19th Ave SE and 5th St SE
- The parcel is zoned GB.
- A Plan Review has been submitted by the same applicant and was approved by the Planning Commission.
- Lot 1 meet the minimum lot size requirements
- All setback, lot size, and width standards are met.